

**CITY OF DACULA
COUNCIL MEETING
January 2, 2020
7:00 p.m.**

**442 Harbins Rd
P.O. Box 400
Dacula, GA 30019**

SUMMARY MINUTES

This document is tentative, has not been ratified or approved by the Mayor and Council of the City of Dacula, and is not binding on the City or any officer

Minutes scheduled for approval February 6, 2020

I. CALL TO ORDER AND ROLL CALL OF THE MEMBERS:

Mayor Trey King 7:00 p.m.

Council Members Present:

Trey King, Mayor
Wendell Holcombe, Council
Ann Mitchell, Council
Daniel Spain, Council

City Staff Present:

Joey Murphy, City Administrator
Heather Coggins, Finance Director
Jack Wilson, City Attorney
Brittini Nix, City Planner
Amy White, City Marshal

II. INVOCATION:

Preacher Mark Chandler

III. PLEDGE OF ALLEGIANCE:

Mayor Trey King

IV. OATH OF OFFICE:

1. Council Member Ann R. Mitchell

V. MINUTES:

1. Approval of the Minutes from the Regular Council Meeting of December 5, 2019

Motion to Approve: Councilman Spain
Second: Councilman Holcombe
Vote: 3-0

2. Approval of the Minutes from the Budget Public Hearing of December 5, 2019

Motion to Approve: Councilman Spain
Second: Councilwoman Mitchell
Vote: 3-0

VI. OLD BUSINESS:

1. None.

VII. NEW BUSINESS:

1. Election of Mayor Pro-Tem

Motion to Appoint Danny Spain as Mayor Pro-Tem: Councilwoman Mitchell
Second: Councilman Holcombe
Vote: Unanimous

2. Appointment of Planning Commission Members

Motion to approve the following appointments for Planning Commission: Councilman Spain
Second: Councilman Holcombe
Vote: 3-0

Councilman Spain appointed Lisa Bradberry
Councilwoman Mitchell appointed Mark Chandler
Councilman Holcombe appointed Gene Greeson
Mayor Trey King appointed Monica Francis

3. City Council Oversight Appointments

Motion to approve the oversight of all departments by Mayor and Council: Councilman Spain
Second: Councilman Wells
Vote: 3-0

4. Appointment of Mr. Jack Wilson (175.00 / hr.) for Legal Services

Motion to Appoint Jack Wilson: Councilman Spain
Second: Councilwoman Mitchell
Vote: 3-0

5. Appointment of Mr. Jack Wilson (175.00 / hr.) as City Prosecutor

Motion to Appoint Jack Wilson: Councilwoman Mitchell
Second: Councilman Spain
Vote: 3-0

6. Appointment of Judge Bill Brogdon (200.00 / hr.) as City Magistrate

Motion to Appoint Judge Bill Brogdon: Councilman Spain
Second: Councilwoman Mitchell
Vote: 3-0

7. Appointment of City Chaplain

Motion to Appoint Mark Chandler: Councilman Spain
Second: Councilwoman Mitchell
Vote: 3-0

8. PUBLIC HEARING: Case # 2019-CD-VAR-01, Applicant: Hill Foley Rossi, LLC c/o Casey Durden, Owner: Chick-fil-a, c/o Beth Davidson request a variance for a reduction of minimum parking spaces. The property is located in Land Lot 303 of the 5th District and contains 1.19 acres more or less.

Motion to Open the Public Hearing: Councilman Spain
Second: Councilwoman Mitchell
Vote: 3-0

Comment in favor:

Tony DiSanza, 3344 Peachtree Road, NE Suite 1100, Atlanta, GA 30326

No Comment in opposition.

Motion to Close the Public Hearing: Councilwoman Mitchell
Second: Councilman Spain
Vote: 3-0

9. Variance Application: 2019-CD-VAR-01, Applicant: Hill Foley Rossi, LLC c/o Casey Durden, Owner: Chick-fil-a, c/o Beth Davidson request a variance for a reduction of minimum parking spaces. The property is located in Land Lot 303 of the 5th District and contains 1.19 acres more or less.

Motion to approve with 18 conditions [listed below]: Councilman Spain
Second: Councilwoman Mitchell
Vote: 3-0

1. All building exteriors shall be constructed of brick, stone or stucco. All single occupancy buildings totaling 6,000 square feet or less shall be constructed with a pitched roof, minimum 4 to 12. Buildings over 6,000 square feet shall have either pitched roofs minimum 4 to 12 or flat roofs with architectural treatments to include canopies and parapets. Mechanical, HVAC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, split faced block or wood. Architectural design shall lend the appearance of multi-tenant occupancy; facades of multi-tenant buildings shall be varied in depth and parapet height. Final architectural plans and color palate shall be submitted to the City for approval.
2. A fifteen (15) foot wide landscape strip shall be provided along the Commercial tract frontage of Dacula Road. The landscape strip shall be planted so as to not impede site distance along Dacula Road.
3. A 10 foot wide landscape strip shall be provided along the proposed extension of Old Peachtree Road. A five foot wide landscape strip shall be provided between interior parcel boundaries. The landscape strips shall be planted with minimum 6 foot high ornamental shade trees spaced 25 feet on center.
4. Provide a 10-foot wide landscaped buffer along the side and rear property lines. Buffers shall be planted with a single row of Leyland Cypress trees, planted 30-foot on center. The buffer can be eliminated after a Development Permit has been issued on adjacent property.
5. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the landscape plan shall include monument sign locations and should insure that each parking island/strip will have a minimum of two (2) ornamental shade trees. Fifty (50) percent of all parking area trees shall be a minimum of 2 inch dbh caliper and fifty (50) percent shall be a minimum of 3 inch dbh caliper.
6. Ground signage shall be limited to one monument-type sign for each commercial lot fronting Dacula Road. Each sign is limited to a maximum 50-square foot of advertising space. Monument signs shall not exceed a maximum 6-foot in height and shall be constructed with a brick base (minimum two feet in height) matching the materials of the buildings. Signs shall be set back 15-feet from right-of-way of Dacula Road and located so as to not impede site distance along Dacula Road. Sign location and design subject to review and approval by the City of Dacula.
7. No outdoor storage shall be permitted on site.
8. The required 75-foot buffer shall be eliminated as proposed.
9. A 5-foot wide sidewalk shall be constructed on the property frontage of Dacula Road and along the proposed extension of Old Peachtree Road.
10. Prior to the issuance of a Development Permit, the developer shall complete a Traffic Impact Study for the site. The study shall be submitted to the City of Dacula and the Gwinnett County D.O.T. for review and approval.
 - a) Approved site improvements, as recommended by the Traffic Study, shall be completed prior to the issuance of any certificates of occupancy for the development.
 - b) All intersection/street widening/entrance plans for Dacula Road and Old Peachtree Road shall be submitted and are subject to review and approval by the City of Dacula and Gwinnett County Department of Transportation. It shall be the responsibility of the applicant to secure at no cost to the City, Gwinnett County and/or Georgia Department of Transportation all necessary right-of-way to implement the required improvements.

11. The proposed main road entrance shall consist of a 60 foot dedicated right-of-way and at least 39 feet wide from back of curb to back of curb. The parkway shall consist of a 3 lane designated road with a center turn lane. The parkway entrance at Dacula Road is strongly encouraged to incorporate landscaped islands.
12. Provide street lights along all public right-of-way utilizing decorative light pole/fixtures. Light source shall be high pressure sodium. Street lights shall be 150 feet on center. Light poles shall be black and a maximum 20 feet high. A separate lighting plan showing type of light shall be submitted to the City for review and approval.
13. Parking lot lighting shall be directed in toward the property so as not to shine directly into adjacent properties.
14. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday.
15. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site.
16. The property generally shall be developed as approved by the Mayor and City Council. Any substantial deviation from the approved Conceptual Plan and/or conditions of zoning shall be resubmitted to the City Council for approval. The City Administrator shall determine what constitutes substantial deviation.
17. Site grading adjacent to Dacula Road will be consistent in elevation to the right-of-way of Dacula Road to ensure adequate sight distance.
18. The subject variance (2019-CD-VAR-01) shall require a minimum of 53 parking spaces on the subject site. Location and number of handicap parking spaces shall be approved by the Gwinnett County Fire Marshal's Office prior to issuance of a development permit.

10. Adoption of the Revised Schedule of Fees

Motion to adopt revised fee schedule effective immediately: Councilwoman Mitchell

Second: Councilman Holcombe

Vote: 3-0

11. Maple Creek Park Bid Approval

Motion to award the bid for Maple Creek Park to Allied Paving, LLC and authorize City Administrator to move forward: Councilman Spain

Second: Councilman Holcombe

Vote: 3-0

12. Church Street Bid Approval

Motion to award the bid for Church Street to Allied Paving, LLC and authorize City Administrator to move forward: Councilman Spain

Second: Councilwoman Mitchell

Vote: 3-0

- 13. Stormwater Awareness Presentation (When it Rains)**
- 14. Staff Comments**
- 15. Mayor and Council Comment(s)**

VIII. PUBLIC COMMENTS:

None.

IX. EXECUTIVE SESSION: Personnel Matters.

Motion to enter Executive Session: Councilman Spain
Second: Councilman Holcombe
Vote: 3-0

Executive Session began at 7:31 p.m.

Motion to exit Executive Session and reconvene Regular Session: Councilman Spain
Second: Councilman Holcombe
Vote: 3-0

Regular Session Reconvened at 7:39 p.m.

One personnel matter was discussed.

Motion to appoint Substitute Judge Taire at the current Municipal Judge Salary of \$200: Councilwoman Mitchell
Second: Councilman Spain
Vote: 3-0

X. ADJOURNMENT:

Motion to adjourn: Councilman Spain
Second: Councilwoman Mitchell
Vote: 3-0

Meeting adjourned at 7:41 p.m.